



TOWN OF GREECE
ONE VINCE TOFANY BOULEVARD, GREECE, NEW YORK 14612
ENVIRONMENTAL BOARD MEETING
FEBRUARY 11, 2010



John T. Auberger
 Supervisor

MEMBERS

PRESENT: **Vince Cimino**, Acting Chairman
 Paul Sawyko
 Tom Lawson
 Linda Evans (absent)
 Tom Galetto

STAFF: Susan Duggan, Technical Services
 Scott Copey, Staff Adviser

DISTRIBUTION OF MINUTES

J. Auberger, Supervisor
 K. Firkins, Director of Constituent Services
 Town Board Members
 Planning Board Chairman
 Board of Zoning Appeals Chairman
 Town of Greece Tree Council
 NYSDEC
 E.M.C.
 LaDieu Associates
 Kodavista Homeowners Association
 Thomas Newcomb
 G.E.B. File

Meeting began at 7:00 p.m.



I. SEQRA & SECTION 239-Y REVIEW

A. RE: Town Board

Review of Final Generic Environmental Impact Statement

Applicant: 4320 West Ridge, LLC

Location: Generally north of and including 4232-4350 West Ridge Road (New York State Route 104) between North Greece Road (Monroe County Route 144) and Manitou Road (New York State Route 261)

Request: Rezone 67.1± acres from R1-12 (Single-Family Residential) to BG (General Business) for the proposed Hampton Ridge commercial development

GEB COMMENTS:

- The Town's Tree Council should perform a complete review of the site.
- The applicant should enhance the preservation and conservation of the existing trees and wetlands.

- The current economic conditions cannot support the existing vacant commercial sites in the Town of Greece; this proposal could contribute to the negative impacts of “sprawl.”
- The Town should update its Master Plan, especially because the 2010 Census is being conducted.
- With the New York State Department of Environmental Conservation report designating part of the site as a former landfill, a complete soil analysis is recommended.

B. RE: Board of Zoning Appeals Meeting of February 16, 2010 – Cancelled

C. RE: Board of Zoning Appeals Meeting of March 2, 2010

1. Applicant: James S. Sansone
Location: 40 Edgemere Drive
Zon. Dist.: R1-E (Single-Family Residential)
Request:
 - a) An area variance for a proposed principal structure addition to have a (west) side setback of 4.0 ft., instead of the 6.0 ft. minimum required. Sec. 211-11 D (2), Table I
 - b) An area variance for a proposed principal structure addition to have a rear setback of 93.5 ft. (measured from the centerline of Edgemere Drive), instead of the 110.9 ft. minimum required. Sec. 211-11 D (2), Table I
 - c) An area variance for proposed accessory structures totaling 855 sq. ft., where 800 sq. ft. is the maximum gross floor area permitted for lots less than 16,000 sq. ft. in area. Sec. 211-11 E (1), Table I

GEB COMMENTS:

- The applicant should adhere to the minimum established by the zoning ordinance.

D. RE: Planning Board Meeting of March 3, 2010

1. Applicant: Bayfront Venture, LLC
Location: 700 Pond View Heights (generally northeast of the intersection of the Lake Ontario State Parkway and Long Pond Road)
Request: Concept plan review of a proposed expansion of an existing apartment development, consisting of 77 townhouse units in 21 buildings, with related paved parking, utilities, grading, and landscaping on approximately 10.5 acres
Zon. Dist.: RMH (Multiple-Family Residential)

GEB COMMENTS:

- The applicant should provide storm water management details.
- The applicant should protect the existing buffer along the waterfront during and after construction.

2. Applicant: Unity Health System
Location: 1555 Long Pond Road
Request: Site plan approval for a proposed addition of a fourth floor (approximately 140,000 sq. ft.) to an existing hospital in order to add 110 new beds, with related internal road improvements, additional parking, utilities, grading, and landscaping on approximately 123.6 acres
Zon. Dist.: CHC (Central Health Care)

GEB COMMENTS:

- The applicant should not exceed the minimum number of parking spaces required by the zoning ordinance.
- The applicant should retain a buffer along Long Pond Road and the proposed retention pond.
- The Planning Board should require more landscaping and buffers, especially along the federal wetland and the proposed loop road.
- The proposed snow storage site near the federal wetland should be protected from runoff of salty meltwater.
- The applicant should preserve as many trees as possible. The Planning Board should review the comments of the Town's Tree Council.

II. Tree Council – Galetto

The Town's Tree Council installed a "model berm" to simulate the proposed berm for the upcoming disc golf tournament at Basil Marella Park. At present, they have scheduled 112 tree plantings in the spring.

IV. Old Business

- A. Review Minutes – All

III. PLANNING BOARD MEETING REP OF February 3, 2010 – Lawson

IV. Environmental Management Council –

The March presentation at the EMC will be an overview of Monroe County's water supply.

V. New Business

Paul Sawyko has been appointed as the "Public Education Spokesman" and will be responsible for storm water education and coordinating storm water collaborative efforts for Monroe County.

Meeting adjourned at: 10:00 p.m.

Next Meeting: 7:00 p.m., Thursday, March 11, 2010 at Town Hall